

16-506 DISTRICT "R-3" GARDEN APARTMENT DISTRICT.

- 506.1 INTENT. The intent of this district is to provide for high density residential development, with the comingling of single family, two-family and multi-family residences and low density garden apartment buildings.
- 506.2 PERMITTED USES. In District R-3 no building, structure, land, or premises shall be used, and no buildings or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:
- A. Multi-Family Dwellings.
  - B. Garden Apartment Building's.
  - C. Boarding and Lodging Houses.
  - D. Group Care homes with fewer than ten (10) residents.
  - E. Home occupations as set out in Article 6.
- 506.3 CONDITIONAL USES. The following uses may be allowed by conditional use permit when submitted to and reviewed by the Planning Commission and approved by the City Council, under such conditions as to operation, site development, signs and time limit as may be deemed necessary.
- A. All conditional uses permitted in District "R-2".
  - B. Non-profit institutions of an educational, philanthropic or charitable nature except penal or mental institutions.
- 506.4 INTENSITY OF USE REGULATIONS.
- A. MINIMUM LOT AREA:
    - 1. Garden Apartments - 2,500 sq. ft. per dwelling unit.
    - 2. Multi-family - 1,500 sq. ft. per dwelling unit but not less than 6,000 sq. ft. of lot area.
    - 3. Dwellings for the Elderly - 1,000 sq. ft. per dwelling unit but not less than 6,000 sq. ft. of lot area.
    - 4. Other uses - 7,500 sq. ft.
  - B. MINIMUM LOT WIDTH: Seventy (70) feet.
  - C. MAXIMUM LOT COVERAGE: Fifty (50) percent.
- 506.5 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: Thirty-five (35) feet.
- 506.6 YARD REGULATIONS.
- A. FRONT YARD:

1. The front yard shall be a minimum of 25 feet if the street right-of-way is 60'. When the street right-of-way is 50', or for lots fronting a cul-de-sac, the minimum front yard shall be 30'. On collector streets, the minimum front yard shall be 65 feet measured from the centerline of the street right-of-way; and on arterial streets, the minimum front yard shall be 85 feet measured from the centerline of the street.

B. MINIMUM SIDE YARD:

1. Minimum Seven (7) feet on each side of a zoning lot or 20% total side yards.
2. Twenty (20) feet shall be provided on the street side of a corner lot.

C. MINIMUM REAR YARD: No rear yard shall be less than twenty (20) percent of the depth of the lot, or a minimum twenty-five (25) feet.

506.7 USE LIMITATIONS. None

506.8 PARKING REGULATIONS. The following number of off-street parking spaces are required:

1. 1 ½ spaces for each studio or 1 bedroom apartment.
2. 2 spaces for each 2 bedroom apartment.
3. 2 ½ for each 3 bedroom or larger apartment.

506.9 SIGNS. See Article 12.

506.10 LANDSCAPING. See Article 11.